

The monthly bulletin of the
Bar Hill Residents Association,
distributed to all residents

New Residents

We welcome this month:

Mr. and Mrs. Chamberlain, 10 Acorn Avenue ✓
Mr. and Mrs. Cunningham, 31 Otter Close ✓
Mr. and Mrs. Whitmore, 24 Otter Close. ✓

Bar Hill Pre-school Playgroup

This is a reminder that the Playgroup are having a Jumble Sale in the Market on Thursday, November 6th, and would very much appreciate any contributions. There will be a collection of items nearer the day, so please don't throw everything on the bonfire!

Women's Institute

The next meeting will be held at the School in the Playgroup classroom, on Thursday, 2nd October at 7.45 p.m. The speaker will be a member of the Cambridge Consumer Group.

Bar Hill Brownie Pack

It is hoped to form a Brownie pack in the Village: if there is anyone who has experience of running a pack, and who would be prepared to run one here, would she please get in touch with Mrs. Wigley, 18 Acorn Avenue; it seems there will be no shortage of helpers in this work.

Bar Hill Library

The library is held in the School hall on Monday, 7 - 8 p.m. and Friday, 3 - 4 p.m. There are over 500 books which are changed every term, and we can also order any book from the main library at Shire Hall in Cambridge. It is possible to belong to more than one library at a time. Joining is a simple matter, just filling in a card with name and address. Five tickets are then issued to each member.

No fines are imposed for overdue books, but I would like to remind you that they should be back in approximately two weeks. Some books have been out for months, so please have a look around and return them.

Marsha Palmann

National Savings

Monthly totals: August £65 18s. Od. September £56 8s. Od.
Total for the year (ending last week): £ 903

Swavesey Red Cross

Starting at Swavesey Village College next Thursday evening, and on the subsequent five Thursdays, from 7.35 - 9.25 p.m., there will be talks, films, etc., about hygiene and sanitation. Although intended primarily for the purposes of emergency training in the event of village disaster, the syllabus includes information about the construction of camp sanitary appliances, water purification, etc., and should be of benefit to anyone intending to camp in the U.K. or abroad. The Society would be glad to welcome non-members to the course (no fees) - minimum age 14 (approx.).

2.

BHRA: Meeting with Bar Hill Developments, 29th September 1969

Residents filled the School hall when Mr. Dear and Mr. Major answered questions on the future of the Village, most of which had previously been submitted to the Developers. (Mr. Major, it was explained, will continue as General Manager, and Mr. Dear will in future be more concerned with his Company's overseas business.) Below is a summary of Mr. Dear and Mr. Major's comments on the points raised.

1) Bus service

In reply to a question about the possibility of buses coming into the Village and turning round at the shopping centre, Mr. Dear said he was aware of the present problems, and that he would try to arrange a meeting with the bus company (Eastern Counties).

2) Village Hall - Community Centre - Sports Facilities

The Developers have no plans to provide these amenities, although it might be possible to formulate a plan in conjunction with the BHRA and the Parish Council; the Developers had invested £1¹/₄ million in Bar Hill (on which the interest is £100,000 per annum), and they would be prepared to participate in a community effort.

3) TV System

The Developers are aware of the requirements for UHF distribution, and the changes which will come into effect in the next few years. The acknowledged inadequacies of the present system will be repaired; a report has been sent via the architects to Thorn Electrical; Mr. Dear will appoint an independent adviser and will follow his advice.

4) Health Centre

Mr. Dear denied that provision of a health centre had been delayed because of "haggling" over land prices: the County Council offered only the price of the land for the proposed centre, whereas the Developers were asking the original purchase price of the land plus the cost of roads and sewers; BHD had agreed to pay for the sewers. The centre should be started in 1970 or before; the public house might be open by June 1970, and the petrol filling station was also going ahead; however, the Developers had no set priorities. Mr. Dear could not see any reason, he said, why the health centre should not go ahead.

5) Village Fete

The Developers had in fact offered facilities for the 1969 Fete, but there were difficulties in agreeing to formal requests made to them for specific areas; future requests for financial support would very occasionally be considered.

6) General untidiness, dead trees

Extensive damage has been done throughout the Village, not necessarily by residents, but the Developers do not consider the Village untidy, and dead trees have been replaced, sometimes twice. The two men employed on maintenance are fully occupied; Mr. Dear is not aware of any lack of equipment, but will look into the matter.

7) Piece of land at the end of Gladeside

Mr. Dear said the Developers had no plans for the land in question, which was originally intended for development; he did however state that work on three acres of parkland was being started, and said he would bring back answers to supplementary questions from the floor.

8) Phases 6A, 2B, 2C

Phase 6A had been reserved by Cubitts for the building of high-cost houses, but this land is directly on the RAF Oakington training circuit; the Developers had therefore written to the Ministry of Defence, who stated that the circuit will be used for at least a further 5 year; for this reason the Developers are hesitating over the building of high-cost housing at this point.

Phase 2C is being built in the area by the orange hut; phase 2B will be built later, filling in the gap between 2A and 2C.

9) Plans and starting date for building by the Developers

Planning permission has been obtained by the Developers, and details of the houses to be built are available at the Sales Office. There are five types of houses - two brand new, and three of existing Trafalgar types on which building will begin within six weeks. The existing roads would be used, but the Developers did not believe in total pedestrian/vehicle separation by walls and fences. They would be allowed to mix, but open areas and footpaths would be retained - in fact, the County Planning Officer would insist on retaining some form of separation, even if it were less strict than before. The houses would be in "American style", that is, with open front gardens without fences or walls. There are to be 59 houses in phase 2C, and the density will be about the same as that of the existing phases.

10) Flagpoles

Almost all residents present expressed concern about the flagpoles, but Mr. Dear said they would remain. Amid laughter, Mr. Dale suggested that roadworks associated with the Flyover might provide the opportunity to remove them.

11) Leases

The question was asked: Who ensures that the covenants of the leases (whereby leaseholders undertake to observe requirements safeguarding Village amenities) are being enforced? Mr. Dear replied that any leaseholder may ask the freeholder (in this case, BHD) to enforce the covenants; he himself wishes to make the covenants enforceable by legal procedure.

The point was made that the Developers would convert 150-year leases to 999 years if the applicant paid the legal costs of the change in deed terms. However, since any leaseholder could after 5 years apply to purchase his freehold, it was a matter for the leaseholder to decide whether the change in the term of the lease was worthwhile.

12) Erection of greenhouses, garden sheds, etc.

Residents should apply to Mr. E. Major, General Manager, Bar Hill Developments, Cleveland House, 30 King Street, St. James's, London, S.W.1 for permission.

13) Six-monthly inspection

Residents should write to BHD (NOT to the Sales Office) requesting an inspection. An inspector will agree complaints, to be submitted on a standard form. In case of any dispute, residents should apply to the National House Building Registration Council within two years, but Mr. Dear did point out that he was proud of his Company's record in meeting householders' points.

14) Lighting on ring road and spine path

The subject was under negotiation with the Electricity Board, and lighting would be provided within one year.

15) Slope to replace steps on Phase 2 paths

The Association should ask residents for details of requirements, which would be passed to the Developers; the question of laying slabs along the fire path would also be considered.

16) Chimneys, TV Aerials

On houses in the new phases there would be chimneys, but no outside aerials.

17) Street lighting

Faulty lights, some of which were said to have been out of action for 6 or 12 months, are being put right. Mr. Lancaster rose to point out that the Electricity Board were working hard to locate a major fault, and that the system would be restored as soon as possible.

18) Village Trust

The structure of the Trust has been discussed with the County Council, but the Developers have as yet no firm views on the matter and would be interested in those of the Residents Association. The Trust will administer only the Trust Deed, that is, matters concerning maintenance, the use of land, and the payment of certain monies. Priority was being given to the application for a scheme of management, and eventually a waiver, under the Leasehold Reform Act.

19) Church

Lawyers are discussing details, including the Church's liability for payment to the maintenance fund; negotiations should be complete within the next few weeks. Mr. Dear said it was not true that the Developers were imposing impossible conditions - an assurance of a start on building, NOT completion, within two years, was being sought.

20) Adoption of roads

The County Council will not normally adopt either roads which do not link with other adopted roads, or roads carrying heavy construction traffic. This means that Village roads may not be adopted until the whole Village is completed, but the Developers remain responsible for maintenance and repairs.

21) Flyover

Planning approval has been received, and the flyover should be finished in a year from starting. Plans have become more elaborate since the original conception, and the flyover will be more costly than was at first thought. Bills of quantity and prices of individual items are being discussed with the County Council, and it is difficult to forecast a starting date.

22) New industries, office block

The Board of Trade is sympathetic to the setting up of new industries, and no factories have been lost to the Village for lack of a licence. Negotiations are at present under way with would-be factory owners.

The Developers do not propose to erect the new office block before a tenant has been found.

23) Completion of Bar Hill

The project will probably be completed in ten years from now.

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